

City of Taylorsville
CITY COUNCIL MEETING
Minutes

Wednesday, June 1, 2016
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84129

BRIEFING SESSION

Attendance:

Council Members:

Council Chairman Ernest Burgess
Council Member Kristie Overson
Council Member Daniel Armstrong
Council Member Dama Barbour

City Staff:

John Taylor, City Administrator
Tracy Cowdell, City Attorney
Cheryl Peacock Cottle, City Recorder
Scott Harrington, Chief Financial Officer
Mark McGrath, Community Development Director
Tracy Wyant, UPD Precinct Chief
Kristy Heineman, Council Coordinator
Tiffany Janzen, Public Information Officer
Matthew Taylor, City Planner
Shay Smith, City Engineer

Excused: Mayor Lawrence Johnson, Council Member Brad Christopherson

6:00 BRIEFING SESSION

1. Roll Call of Council Members

[6:01:46 PM](#) Chairman Ernest Burgess conducted the Briefing Session, which convened at 6:01 p.m. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present except Council Member Brad Christopherson who was excused.

2. Review Administrative Report – *Administration*

[6:02:19 PM](#) Chairman Ernest Burgess called for any questions on the Administrative Report and there were none.

3. Review Agenda

[6:02:48 PM](#) The agenda for the City Council Meeting was reviewed.

4. Adjourn

Chairman Burgess declared the Briefing Session adjourned at 6:06 p.m.

REGULAR MEETING

Attendance:

Council Members:

Council Chairman Ernest Burgess
Council Member Kristie Overson
Council Member Daniel Armstrong
Council Member Dama Barbour

City Staff:

John Taylor, City Administrator
Tracy Cowdell, City Attorney
Mark McGrath, Community Development Director
Tracy Wyant, UPD Precinct Chief
Cheryl Peacock Cottle, City Recorder
Scott Harrington, Chief Financial Officer
Wayne Harper, Economic Development Director
Jay Ziolkowski, UFA Battalion Chief
Kristy Heineman, Council Coordinator
Tiffany Janzen, Public Information Officer
Shay Smith, City Engineer
Matthew Taylor, City Planner
Rhetta McIff, Neighborhood Services Coordinator

Excused: Mayor Lawrence Johnson, Council Member Brad Christopherson

Others: Brett McIff, Marin McIff, Nate McIff Jessica Forsyte, Nathan Beckstead, Katherine Schuster, Gordon Willardson, John Gidney, Royce Larsen, Cheyanne Bradshaw, Cole Arnold, Jared Deleon, Jessica Forsyth, Joslyn Slade, Sofia Baxter, Gideon Baxter, Marin McIff, Preston Handy, Roberta Haust, Dan Fazzini, Kammon Gray, Brian Page, Rebecca Ann Gebler, Kathleen Sennett, Scouts from Troop 3948, Jason Albrecht, Todd Madsen, UPD Officer Nick Riggs, UPD Officer Joel Knighton, Kimberly Graham

1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS

[6:29:59 PM](#) Chairman Ernest Burgess called the meeting to order at 6:29 p.m. and welcomed those in attendance.

1.1 Roll Call of Council Members

City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present, except Council Member Christopherson who was excused.

1.2 Opening Ceremonies – Pledge/Reverence – *Youth Council (Opening Ceremonies for June 15, 2016 to be arranged by Mayor Lawrence Johnson)*

[6:30:36 PM](#) Youth Council Member Marin McIff directed the Pledge of Allegiance.

[6:30:38 PM](#) Youth Council Member Jared DeLeon offered the Reverence by calling for a moment of silence in conjunction with Memorial Day and remembering those who have given their lives in service to the country.

1.3 Mayor's Report

As Mayor Johnson was excused from the meeting, no Mayor's Report was given.

1.4 Citizen Comments

[6:31:25 PM](#) Chairman Ernest Burgess reviewed the Citizen Comment Procedures for the audience. He then called for any citizen comments.

There were no citizen comments, and Chairman Burgess closed the citizen comment period.

2. APPOINTMENTS

There were no appointments.

3. REPORTS

3.1 Youth Council Report – *Cole Arnold, Youth Council Chair*

[6:31:50 PM](#) Youth Council Chair Cole Arnold reported on recent activities and upcoming events for the Taylorsville Youth Council. He relayed that the Youth Leadership Conference took place in March at Utah State University and Youth Council Members also assisted at an Easter Egg

Hunt that month at Labrum Park. He stated that the Youth Council helped set up the Pinwheel Garden in front of City Hall for “Child Abuse Awareness Month” in April. Mr. Arnold described a service project conducted at the *Remember Me Rose Garden* and job shadowing that took place with city officials. He outlined how the Youth Council will be assisting with the upcoming Taylorsville Dayzz event and participating in other service projects in the City.

[6:33:51 PM](#) Youth Council Members presented and described the flag they created to represent Taylorsville at the recent Youth Council Leadership Conference. They illustrated photos taken at the conference. Mr. Arnold described an activity there where Youth Council Members wrote thank you letters to soldiers serving in the military. He said that the focus of the conference was the U.S. Constitution. He referenced responses that were received from soldiers.

[6:37:42 PM](#) Council Member Dama Barbour recognized Youth Council Member Meagan Squires who job shadowed her and did an excellent job with an interview. Chair Burgess thanked Youth Council Members for all they do for the City.

3.2 Youth Council Senior Recognition Awards – *Kris Heineman*

[6:38:23 PM](#) Council Coordinator/Youth Council Advisor Kris Heineman recognized 13 seniors who are graduating from Taylorsville High School and will be leaving the Taylorsville Youth Council. Ms. Heineman presented individual awards and described accomplishments of each of the graduating Youth Council Members. Those seniors recognized were, as follows: Abigail Barney, Cheyanne Bradshaw, Jessica Forsyth, Joslyn Slade, Lydia Flores, Mercedes Fortune, Sofia Baxter, Aubree Newton, Gideon Baxter, Joshua Warnock, Kaitlyn Kim, Marin McIff, Preston Handy.

[6:52:47 PM](#) Council Member Kristie Overson thanked Ms. Heineman for her fine work with the Youth Council.

[6:53:31 PM](#) Chair Ernest Burgess recognized scouts from Troop 3948 in attendance.

3.3 Unified Police Department Quarterly Report – *Precinct Chief Tracy Wyant*

[6:54:51 PM](#) UPD Precinct Chief Tracy Wyant presented precinct awards, as follows:

April, 2016 – Officer of the Month Award - Officer Jason Albrecht: Chief Wyant described a patrol incident wherein Officer Albrecht seized a suspect in possession of weapons, narcotics, and drug paraphernalia at an area park. He also cited Officer Albrecht’s apprehension of a parole fugitive. The Chief commended Officer Albrecht for his proactive efforts and resolve to apprehend violent felons. Chief Wyant observed that Officer Albrecht helps make the City a safer place and noted that he is also a Taylorsville High Warriors alumni.

[6:57:01 PM](#) **May, 2016 – Officer of the Month Award - Officer Todd Madsen:** Chief Wyant reported that Officer Madsen recently worked closely with security representatives from Century Link to help resolve cases of theft and vandalism across Salt Lake County. He relayed that this phenomenal work resulted in the confession of the primary suspect and the filing of seven felony charges. The Chief commended Officer Madsen for his resolve in protecting Taylorsville and county residents. It was noted that Officer Madsen also carries a very heavy caseload while working the afternoon shift. Chief Wyant recognized him for his efforts as a proactive officer.

[6:58:33 PM](#) **Division Commander Award - Team Citation to Sergeant Mike Ricketts, Officer Joel Knighton and Officer Nick Riggs:** Chief Wyant relayed that on April 21, 2016 these officers responded to an alarming incident adjacent to an elementary school, wherein a suspect attempted to stab Officer Knighton. The Chief reported that the other officers drew weapons and ultimately apprehended the suspect; they then transported her to an area hospital where she had been committed three days earlier. Chief Wyant commended the officers for quick action and a high level of experience that prevented a fatal law enforcement situation. He cited the resolve and professionalism of all three officers involved.

[7:02:06 PM](#) **Division Commander Award - Crossing Guard Kimberly Graham:** Chief Wyant, along with Council Member Dama Barbour and Crossing Guard Coordinator Officer Lendsor, acknowledged Crossing Guard Kimberly Graham for a series of events in the area of Westbrook Elementary School. The Chief noted that crossing guards are often underappreciated, but are responsible for the City's most valuable asset, its children. He described an event on April 22, 2016 event and recognized Ms. Graham for lifesaving efforts during her course of duty as a UPD Crossing Guard at Westbrook Elementary. He observed that she likely saved the lives of four children when a fleeing felon was going through her crossing area at 80 mph and she pushed the children out of the way.

[7:06:27 PM](#) Chief Wyant reported on law enforcement activities for the third quarter. He reviewed statistics for overall crime trends and general offenses. He also outlined statistics on general offenses for each Council District and cited increases and reductions. He gave clarification on a more balanced approach that has been implemented with enforcement.

[7:12:50 PM](#) Chair Ernest Burgess cited his concern over fraud crimes and education as it relates to senior citizens. Chief Wyant reported that education has helped minimize the impact of scammers.

[7:14:41 PM](#) The Chief discussed response times for various calls. He illustrated data on traffic accidents in Taylorsville and on citations that were issued. He discussed a large number of citations given out near Vista Park. He reviewed statistics for burglaries, burglary alarms, and drug cases. He referenced information provided on pooled services rendered through the Violent Crimes Unit and cited activities of the Investigations Unit.

[7:19:48 PM](#) Council Member Dama Barbour cited appreciation for the increase in needed traffic citations.

[7:20:19 PM](#) City Attorney Tracy Cowdell commended Taylorsville officers for their excellent work in helping to prosecute cases. He relayed positive comments he has received from Taylorsville Judge Michael Kwan regarding the efforts of officers.

[7:21:52 PM](#) Council Member Kristie Overson added her appreciation for the fine law enforcement services provided in Taylorsville that help keep the community safe. Chief Wyant thanked City officials for the tremendous support provided to officers.

3.4 West Valley Animal Services Quarterly Report – Nathan Beckstead/Kathy Schuster

[7:23:48 PM](#) Nathan Beckstead and Kathy Schuster reported on recent animal services provided in Taylorsville during the third quarter.

[7:24:39 PM](#) Ms. Schuster reviewed statistics involving shelter operations, including adoptions, intakes, returns to owner, and euthanasias, etc. He cited the high rate of dogs and cats that are saved through returns to owners or through adoptions.

[7:26:49 PM](#) Mr. Beckstead explained that the animals not saved are usually either too injured or are considered dangerous. He discussed field operations and reviewed statistics on calls for service and response times. He outlined data on the top five calls for services. He reviewed statistics for bark patrols at Millrace Park and said that the goal is one patrol per day.

[7:30:32 PM](#) Discussion was held regarding raccoon behaviors. Ms. Schuster reviewed methods for catching raccoons. Mr. Beckstead relayed that there is a high percentage of raccoons that have rabies and can be very dangerous.

[7:34:08 PM](#) Ms. Schuster relayed that traps are available at the shelter, but not many have been used. She reported that two traps have gone out so far. Mr. Beckstead stated that officers will come out and retrieve traps containing raccoons in order to dispose of them legally.

[7:35:51 PM](#) Mr. Beckstead thanked the City for its support. Chair Burgess thanked Animal Services for their efforts.

3.5 Economic Development Report – Wayne Harper

[7:36:30 PM](#) Economic Development Director Wayne Harper reported on the recent ICSC Convention that Mayor Johnson and he attended in Las Vegas May 22 through May 25, 2016.

Mr. Harper thanked the Council for its support in sending them to the conference. He recognized Economic Development Assistant Jean Ashby for her hard work in coordinating appointments at the conference.

[7:37:47 PM](#) Mr. Harper relayed that 20 appointments were kept at the conference this year. He reviewed statistics related to meetings with tenants and developers in prior years.

[7:39:22 PM](#) Mr. Harper summarized meetings that were held regarding various City properties, as follows:

Westpoint – There was little to no interest in that center. The owner has shown a site plan he plans to submit for approval of storage sheds in the Kmart Building. An update on UDOT plans for the Bangerter Interchange was presented to developers.

Westwood – There is still some interest in two pad sites there if the signal is relocated and the center is updated. The owners have not returned phone calls for over a year.

Meadowbrook – This is the same owner as Westwood and there is no progress since last year. The City is still waiting for the owner to do a new façade on the center.

R.C. Willey Building – This is under contract with a new group, with a closing potentially in July. There are plans to demolish the back R.C. Willey building and replace it with an indoor entertainment user and place three pad sites in front. Discussions are preliminary.

City Hall Property – Met with a couple of developers who are interested in potential office use on the vacant property. There have only been initial discussions and there are no solid plans.

Taylorsville Town Center – This is under contract with a new group. This is where the Fresh Market, Rite Aid, etc. are located. The new owner is planning to close by the end of June and then wants to significantly renovate the Center.

Legacy Plaza at 5400 South – There was a lot of interest and comments from developers about improvements at this property. They are close to submitting for the end cap building and have two users that have expressed interest.

Crossroads – Emphasized importance of the Regal Cinemas, as they generate a high level of respect and interest with developers. There are two signed letters of intents for tenants in the Café Rio building and leases are forthcoming. There are two clothing stores that received board approval for the Bed Bath and Beyond and Clarks Tuxedos spaces. Sports Authority is vacant and that building is a challenge. There is interest in the two buildings

south of F.Y.E. There will be entertainment and restaurant uses on the north end, with retail on the south side.

[7:46:01 PM](#) Mr. Harper discussed “take-aways” from the ICSC Conference. He relayed that S Squared held some good meetings at the conference and the cinemas are a large draw. He observed that the location at 5400 South and I-215 is finally being recognized as the place to be. He stated that some shifting in the market will be seen. Mr. Harper referenced the term “repositioning” and said it was a pleasure to have people who sought out the City at ICSC. He indicated that the retail community is changing and smaller commercial spaces are being sought. He shared that Taylorsville had a lot more meetings at the conference than did other cities.

[7:48:45 PM](#) Council Members commended Mr. Harper for his efforts and the current economic activity.

4. CONSENT AGENDA

4.1 Minutes – City Council Meeting: May 4, 2016

[7:49:26 PM](#) Council Member Dama Barbour **MOVED** to adopt the Consent Agenda. Council Member Dan Armstrong **SECONDED** the motion. Chairman Ernest Burgess called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Christopherson-excused, Armstrong-yes, Overson-yes, Burgess-yes, and Barbour-yes. **All City Council members present voted in favor and the motion passed unanimously.**

5. PLANNING MATTERS

5.1 Public Hearing – To Receive Public Comment Concerning a Text Amendment for Chapters 13.07, 13.08, 13.09, 13.10, and 13.36 of the Taylorsville City Code as Related to Regulating the Location of Establishments Selling Alcohol

[7:50:30 PM](#) City Planner Matthew Taylor explained that the proposed amendment is primarily to create consistency within the City Code relevant to alcohol regulations. He explained that regulations change frequently by the State and Taylorsville code’s terminology has become inconsistent and outdated. He stated that the subject ordinance will update language dealing with distancing requirements, address definitions, and make practical consolidations.

[7:52:23 PM](#) Mr. Taylor noted one error on page six where it is recommended that a footnote reference that was left out should be included.

[7:52:53 PM](#) Council Member Kristie Overson expressed appreciation to Mr. Taylor and Mr. McGrath for spending time with her to provide clarification. She also thanked them for adding the needed footnote. Mr. Taylor thanked her for making the catch.

[7:53:56 PM](#) Chairman Burgess opened the public hearing on this matter and called for citizen comments.

[7:54:01 PM](#) There were no citizen comments and Chairman Burgess declared the public hearing closed.

5.1.1 Ordinance No. 16-05 – Concerning a Text Amendment for Chapters 13.07, 13.08, 13.09, 13.10, and 13.36 of the Taylorsville City Code as Related to Regulating the Location of Establishments Selling Alcohol – Matthew Taylor

[7:54:07 PM](#) Council Member Dan Armstrong **MOVED** to adopt Ordinance No. 16-05 – Concerning a Text Amendment for Chapters 13.07, 13.08, 13.09, 13.10, and 13.36 of the Taylorsville City Code as Related to Regulating the Location of Establishments Selling Alcohol. Council Member Dama Barbour **SECONDED** the motion. Chairman Ernest Burgess called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Christopherson-excused, Armstrong-yes, Overson-yes, Burgess-yes, and Barbour-yes. **All City Council members present voted in favor and the motion passed unanimously.**

5.2 Public Hearing – To Receive Public Comment Concerning a Text Amendment Amending Section 13.11.010.E – Additional Requirements for Approval of a Guesthouse – of the City of Taylorsville Municipal Code to Update Sections Related to the Locations of Guesthouses

[7:54:42 PM](#) City Planner Matthew Taylor explained that an application was submitted by Kammon Gray, who is looking to construct a guesthouse on his property at 5983 South Jordan Canal Road. Mr. Taylor explained that the property is a little unusual compared to other City properties, in that it is landlocked. He noted that it is accessed by a private lane and private easement. He said the lot was created within the last four years from property immediately to the west.

[7:55:46 PM](#) Mr. Taylor illustrated the subject property via aerial photos. He showed the approximate location of the proposed guesthouse in the front yard and illustrated the proposed site plan. The elevation was also illustrated. He indicated that the property is currently zoned for estate residential. He observed that the main residential building is located at the rear of the property and has a fairly limited area in the backyard for other structures, which is relevant in this case.

[7:56:24 PM](#) Mr. Taylor explained that Mr. Gray has proposed building a guesthouse in the front yard. He illustrated the site plan that has been submitted. He relayed that City ordinance currently does not allow guesthouses in a front yard and Mr. Gray has, therefore, applied for an ordinance amendment.

[7:57:52 PM](#) Mr. Taylor reviewed the definition of a guesthouse under City code and discussed standards that must be met in order to have a guesthouse.

[7:59:38 PM](#) Mr. Taylor reviewed an amendment prepared by applicant Kammon Gray. He explained that the property in question is a private road and this language is not recommended for approval. Mr. Taylor showed examples of private lanes that would meet the proposed standards.

[8:00:52 PM](#) Mr. Taylor reviewed general reasons for not allowing accessory buildings in front yards. He acknowledged Mr. Gray's fairly unique situation, with his property being landlocked and having a very deep front yard. He said that Staff originally prepared a proposed alternative to the ordinance amendment and the Planning Commission amended this slightly. He referenced language contained in the alternative amendment that was subsequently forwarded by the Planning Commission. He indicated that this language has since been reviewed by the City Attorney's Office. He noted that the proposed language will help Mr. Gray achieve his outcome and would only be replicable in very specific situations. Mr. Taylor acknowledged that the proposed amendment sets pretty tight standards. He referenced some policy questions related to creating an ordinance for just a handful of properties.

[8:03:18 PM](#) Mr. Taylor reviewed strict standards contained in the proposed ordinance amendment. He observed that the proposed standards are intended to be very limiting and may only apply to a few properties.

[8:05:16 PM](#) Mr. Taylor illustrated the site once more. He summarized that Staff does not recommend adoption of the applicant's proposed language but, if the Council feels like this is a good policy direction, the alternative language might be considered. He cited one additional suggested change to substitute the terminology "main dwelling" for "main building." Mr. Taylor confirmed that the ordinance being presented contains Staff's recommended language. He clarified that the other properties illustrated would not qualify under Planning Staff's proposal.

[8:07:02 PM](#) City Attorney Tracy Cowdell commented from a legal standpoint and noted that there could be an issue concerning unintended consequences. He observed that it is unknown how many parcels to which this amendment might apply. He indicated that allowing auxiliary buildings to go in front of homes could generate more applications for the same and stressed that this is a policy decision. He said that if the Council is okay with these kinds of buildings going in front yards, it should adopt staff recommendation; if not, the proposed ordinance should be

voted against or sent back for further study. Mr. Cowdell cautioned against doing the code amendment presented by the applicant. He clarified that he has reviewed the ordinance for legal compliance, but that should not be interpreted as his advocating it as policy.

[8:09:49 PM](#) Mr. Taylor reiterated that this is a policy decision and said Planning Staff is not advocating one way or the other.

[8:10:12 PM](#) Council Member Dama Barbour stated that she has spent a lot of time reviewing the proposal. She acknowledged that she drove by the property and it is unique. She said she understands reasons for wanting to do this, but is very uncomfortable from both a planning and City standpoint.

[8:11:19 PM](#) City Administrator John Taylor clarified that the City controls subdivision processes very well, but lot consolidation can be done fairly easily. He cited the future possibility of unintended consequences through lot consolidation.

[8:11:40 PM](#) Council Member Dan Armstrong expressed his concern that the Planning Commission recommended this. Council Member Kristie Overson indicated that she was at the Planning Commission Meeting and it was discussed at length. She stated that her conclusion was they were trying to do their best to accommodate this individual. She noted that they were not in agreement with the language proposed, but it was revised during the meeting and ultimately approved with a 5-to-2 vote.

[8:12:50 PM](#) Council Member Armstrong referenced other guesthouse buildings on existing properties that are nicely done. He said this can result in an attractive piece of property if it is done right and with a way for the City to control standards.

[8:14:04 PM](#) Mr. Cowdell clarified that this would still be a conditional use, but if someone had a lot that was comparable they could do this. He observed that another option for the applicant would be to add on to his home, assuming other requirements were met. He cautioned against specialized legislation or spot zoning. He said it should be understood that this ordinance amendment would apply to all comparable properties. He said the City should be careful about creating an exception for just one person.

[8:15:32 PM](#) Mr. Taylor confirmed that the subject property is above 1/3 acre. Council Member Armstrong asked if a requirement for larger lots could be implemented.

[8:15:58 PM](#) Additional discussion ensued regarding comparable properties in the City. Council Member Dan Armstrong said he thinks more research should be done on this issue.

[8:17:14 PM](#) Mr. Taylor clarified that the issue of transferability is already in existing code and applies to any guesthouses built under the current standard. He confirmed that the property is .59 of an acre. Council Member Armstrong said that properties could be further limited by requiring at least ½ acre.

[8:18:08 PM](#) Council Chair Ernest Burgess opened the Public Hearing on this matter.

[8:17:47 PM](#) Gordon Willardson spoke against the proposed amendment. He suggested that approving this would open up a big box and be hard to control.

[8:18:35 PM](#) Applicant Kammon Gray said he would like to make a couple of points. He indicated that he understands the concerns expressed. He noted that the two-year part applies to all guest homes. He suggested that the guest house he is requesting is more in his side yard than directly in front of the house. He relayed that the structure will be designed to look like the existing home and will be very nice. Mr. Gray indicated that his request is to try and accommodate a mother-in-law who has some serious health concerns.

[8:20:19 PM](#) There were no additional comments and Chair Burgess declared the public hearing closed.

5.2.1 Ordinance No. 16-06 – Concerning a Text Amendment Amending Section 13.11.010.E – Additional Requirements for Approval of a Guesthouse – of the City of Taylorsville Municipal Code to Update Sections Related to the Locations of Guesthouses – *Matthew Taylor*

[8:20:13 PM](#) Council Member Dan Armstrong **MOVED** to **table** Ordinance No. 16-06, pending further study. Council Member Kristie Overson **SECONDED** the motion. She asked for clarification on whether the amendment is to be sent back for further review by the Community Development Department. Council Member Armstrong said he would like to see greater constraints regarding size. He suggested making the restriction larger than 1/3 acre and perhaps expanding to ½ acre. Council Member Overson asked whether this will need to go back to the Planning Commission first. Mr. Cowdell said that the City Council can take jurisdiction, as the Planning Commission is an advisory body. He listed several options before the Council. Council Member Dama Barbour said she has been trying to make the ordinance work for Mr. Gray, so she will be voting no on the motion. She said she would like to make it work for just Mr. Gray. City Administrator John Taylor suggested sending the motion back to community development for review of unintended consequences, further language, and legal recommendations. He said that Staff can then bring the ordinance back with suggested changes. Chair Burgess said he does not want to see other front yards used in this manner within the City. There being no further discussion, he called for a roll-call vote. The vote was as follows:

Christopherson-excused, Armstrong-yes, Overson-yes, Burgess-yes, and Barbour-yes. **All City Council members present voted in favor and the motion passed unanimously.**

5.3 Public Hearing – To Receive Comment Concerning a Zoning Text Amendment to Sections 13.26.030; and 13.26.090 of the Land Development Code – Rooftop Flags

[8:25:02 PM](#) Community Development Director Mark McGrath explained that the applicant is Paula Hubert, of Greenberg Farrow, representing Texas Roadhouse. He cited her request to amend the City's sign ordinance to allow flags on roofs, which are specifically prohibited in the current code. He relayed that Texas Roadhouse is proposing to relocate to a property right across the street from their current location. Mr. McGrath stated that they will build an identical building to their existing structure, which includes a Texas flag and an American flag as part of the corporate branding of Texas Roadhouse. He illustrated the existed building.

[8:26:44 PM](#) Mr. McGrath reviewed the proposed zoning text amendment to allow rooftop signs, with a number of provisions. He noted that the attempt is to limit roof flags to two. He said the intent of the current ordinance was to limit the streamer/used-car look with numerous flags on buildings. He indicated that Staff recommends approval as proposed and the Planning Commission also unanimously recommended approval.

[8:28:09 PM](#) Chair Burgess opened the public hearing and called for citizen comments.

There being no comments, he declared the public hearing closed.

5.3.1 Ordinance No. 16-07 – Concerning a Zoning Text Amendment to Sections 13.26.030; and 13.26.090 of the Land Development Code – Rooftop Flags – *Mark McGrath*

[8:28:23 PM](#) Council Member Ernest Burgess asked for confirmation that the proposed ordinance will not bring about unintended consequences. Mr. McGrath confirmed that they are eliminated.

[8:29:06 PM](#) Council Member Dama Barbour **MOVED** to adopt Ordinance No. 16-07 – Concerning a Zoning Text Amendment to Sections 13.26.030; and 13.26.090 of the Land Development Code – Rooftop Flags. Council Member Dan Armstrong **SECONDED** the motion. Chairman Ernest Burgess called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Christopherson-excused, Armstrong-yes, Overson-yes, Burgess-yes, and Barbour-yes. **All City Council members present voted in favor and the motion passed unanimously.**

**5.4 Public Hearing – Concerning a Zoning Text Amendment to Section 13.23.030
of the Land Development Code – Building Height**

[8:29:36 PM](#) Community Development Director Mark McGrath explained that the proposed amendment stems from another application for a zoning text amendment to facilitate a commercial development in the City. He relayed that the applicant is Mike Stangl, of S-Dev Corp, who is the developer of the Crescent Corporate Center just north of the American Express Building on 2700 West. He illustrated an aerial photo of the subject property.

[8:30:11 PM](#) Mr. McGrath relayed that this application is to amend height standards in the PO (Professional Office) zoning classification. He stated that the applicant recently amended a previously approved conditional use permit to change their site plan from three two-story buildings to two three-story buildings. Mr. McGrath illustrated the current standards regarding building heights in the PO classification compared to what would be allowed in the proposed language. He reviewed existing setback and height limitations. He noted that the proposed standard would mimic what was allowed for the Summit Vista Project, with the more tiered effect.

[8:32:48 PM](#) Mr. McGrath described an issue related to existing topography closer to the freeway that would make the buildings exceed limitations under current code. He illustrated height issues on a site plan of the subject property. He noted that the increased building height is not immediately adjacent to residential structures.

[8:36:10 PM](#) Mr. McGrath addressed questions regarding property lines and setbacks. He discussed other buildings within the existing office corridor. He said this area is developing into a very nice employment center in the City.

[8:35:53 PM](#) Mr. McGrath relayed that the subject application received unanimous recommendation for approval by the Planning Commission on May 10, 2016.

[8:36:21 PM](#) Council Member Kristie Overson observed that this proposal does not make a big difference if the sight line is the same. Mr. McGrath gave explanation on the sight line used and also on parking locations for the commercial project.

[8:38:08 PM](#) Chair Burgess opened the public hearing and called for citizen comments.

[8:38:14 PM](#) There being no comments, he declared the public hearing closed.

5.4.1 Ordinance No. 16-08 – Concerning a Zoning Text Amendment to Section 13.23.030 of the Land Development Code – Building Height – Mark McGrath

8:38:21 PM Council Member Kristie Overson **MOVED** to adopt Ordinance No. 16-08 – Concerning a Zoning Text Amendment to Section 13.23.030 of the Land Development Code – Rooftop Flags. Council Member Dan Armstrong **SECONDED** the motion. Chairman Ernest Burgess called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Christopherson-excused, Armstrong-yes, Overson-yes, Burgess-yes, and Barbour-yes. **All City Council members present voted in favor and the motion passed unanimously.**

6. FINANCIAL MATTERS

There were no financial matters.

7. OTHER MATTERS

There were no other matters.

8. NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)

There were no new items for subsequent consideration.

9. NOTICE OF FUTURE PUBLIC MEETINGS (NEXT MEETING)

8:39:46 PM

- 9.1 Planning Commission Meeting – Tuesday, June 14, 2016 – 7:00 p.m.**
- 9.2 City Council Briefing Session – Wednesday, June 15, 2016 – 6:00 p.m.**
- 9.3 City Council Meeting – Wednesday, June 15, 2016 – 6:30 p.m.**

10. CALENDAR OF UPCOMING EVENTS

8:40:06 PM

- 10.1 *A Cleaner, Greener, Healthier Taylorsville Service Project* – May 20, 2016 through June 20, 2016. See City Website for More Information at www.taylorsvilleut.gov**
- 10.2 *Taylorsville Dayzz* – June 23, 24, 25, 2016 – See City Website for More Detailed Information**

11. CLOSED SESSION (*Conference Room 202*)

- For the Purpose(s) Described in Statute U.C.A. 52-4-205

It was determined that a Closed Session was not needed and no Closed Session was held.

12. ADJOURNMENT

8:40:41 PM Council Member Dan Armstrong **MOVED** to adjourn the City Council Meeting. Council Member Dama Barbour **SECONDED** the motion. Chairman Ernest Burgess called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Christopherson-excused, Armstrong-yes, Overson-yes, Burgess-yes, and Barbour-yes. **All City Council members present voted in favor and the motion passed unanimously.** The meeting was adjourned at 8:40 p.m.

Cheryl Peacock Cottle, City Recorder

Minutes approved: CC 07-06-16

Minutes Prepared by: Cheryl Peacock Cottle, City Recorder